076.0	0005	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	668,500 / 668,500
					USE VALUE:	668,500 / 668,500
					ASSESSED:	668,500 / 668,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		COLUMBIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HU LILI
Owner 2:	LI YAO
Owner 3:	
Street 1:	39 COLUMBIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MC KENNA KELVIN JAMES -
Owner 2:	-
Street 1:	78 KENSINGTON PARK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .164 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1955, having primarily Vinyl Exterior and 1716 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7145.000	224,500		444,000	668,500
Total Card	0.164	224,500		444,000	668,500
Total Parcel	0.164	224,500		444,000	668,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 389.57 /Parcel: 389.57

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 48399

GIS Ref

GIS Ref

Insp Date 11/10/18

!6363!

PREVIOUS ASSESSMENT

Parcel ID 076.0-0005-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	224,500	0	7,145.	444,000	668,500		Year end	12/23/2021
2021	101	FV	216,400	0	7,145.	444,000	660,400		Year End Roll	12/10/2020
2020	101	FV	216,400	0	7,145.	444,000	660,400	660,400	Year End Roll	12/18/2019
2019	101	FV	214,200	0	7,145.	412,300	626,500	626,500	Year End Roll	1/3/2019
2018	101	FV	234,000	0	7,145.	412,300	646,300	646,300	Year End Roll	12/20/2017
2017	101	FV	234,000	0	7,145.	361,600	595,600	595,600	Year End Roll	1/3/2017
2016	101	FV	234,000	0	7,145.	329,900	563,900	563,900	Year End	1/4/2016
2015	101	FV	197,100	0	7,145.	291,800	488,900	488,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:47:08

LAST REV

Date	Time
05/13/20	09:15:08
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6363

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC KENNA KELVIN	70218-312		11/10/2017		610,000	No	No		
MCCARTHY CATHER	22876-519		2/1/1993		180,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2019	573	Solar Pa	8,866	C				
9/25/1995	555	Manual	6,000					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
5/13/2020	Mail Update	JO	Jenny O
11/10/2018	Inspected	BS	Barbara S
9/10/2018	MEAS&NOTICE	BS	Barbara S
2/5/2018	SQ Returned	MM	Mary M
12/16/2008	Meas/Inspect	345	PATRIOT
11/22/1999	Inspected	267	PATRIOT
11/8/1999	Mailer Sent		
10/14/1999	Measured	266	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	48399
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7145		Sq. Ft.	Site		0	70.	0.89	12									444,043						444,000	

Total AC/HA:	0.16403	Total SF/SM:	7145	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	444,043	Spl Credit		Total:	444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE/RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00889909
Adj $ / SQ:	136.201
Other Features:	86500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	325346
Depreciation:	100857
Depreciated Total:	224489

COMMENTS

LLV=75%LEDGE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

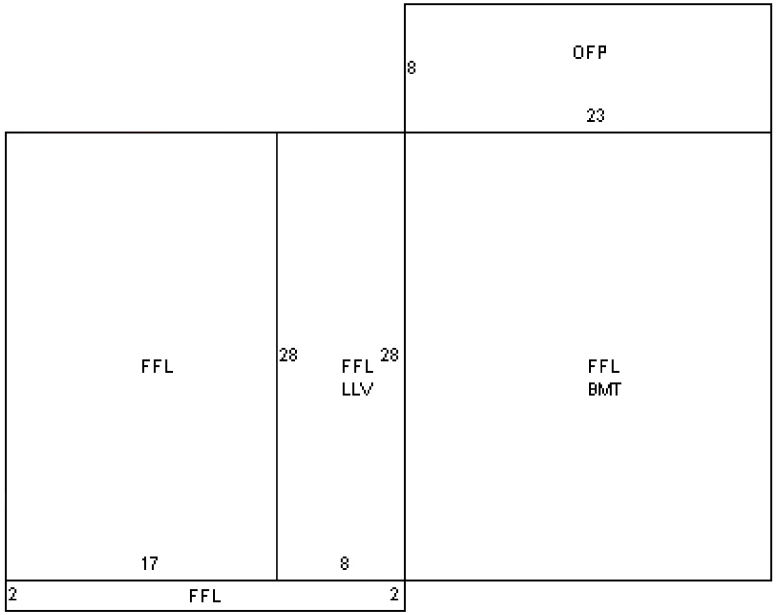
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	136.20
Special Features:	0	Val/Su Net:	91.78
Final Total:	224500	Val/Su SzAd	161.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,394	136.200	189,865
BMT	Basement	644	47.400	30,524
LLV	Lower Level	224	61.290	13,729
OFP	Open Porch	184	25.690	4,728

Net Sketched Area:	2,446			Total:	238,846
Size Ad	1394	Gross Area	2446	FinArea	1716

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

076.0-0005-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	